



Seller's Additional Property Information

Property Seller: Carolyn Goblick
Property Address: 172 Split Rock, Acton, MA 01718
Property Management: First Realty Management, 100 Nonset Path, Acton, MA 01718
Assistant Property Manager: Trevor Karalekas- (978) 263-4887 - tkaralekas@firstrealtymgt.com
Condo Documents: www.CondoCerts.com - Seller to provide 6(d) Certificate.
Buyer responsible for lender's condo questionnaire, if needed.

Management Fee: \$730/month

Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Exercise Room, Clubroom, Walking/Jogging Trails, Refuse Removal, Garden Area, Clubhouse, Reserve Funds and Management Fee.

Special Assessments: None. History of no special assessments.

Annual Utility Information (costs dependent upon resident usage)

Electric: Eversource	\$ 924
Gas: National Grid	\$1,625
Water: Town of Acton	\$ 433
Sewer: Nagog Treatment Facility billed by First Realty Management	\$ 424

Cable/Internet Provider: Verizon Fios or Xfinity/Comcast service available.

Type/Approximate Age of Systems and Appliances:

Roof: Asphalt shingles. Roof replaced in 2016.

Heating: Natural gas. Forced Air. Replaced 2009.

Air Conditioning: Central air replaced 2010.

Hot Water Tank: Replaced 2019.

Sump Pump: Installed 2019.

Appliances: Range (2014), microwave (2020), dishwasher (2010), refrigerator (2020), disposal (2023), washer and dryer (2010).

Flooring: Tile, wall to wall carpet, and hardwood, installation date unknown.

Exclusions: Personal furnishings and staging items.

Additional Information:

Parking: Two spaces per unit within common assigned parking area.

Pets: Domestic pets commonly kept indoors. Cats and dogs must be leashed when outside.

Website: www.villageofnagogwoods.com

This information has been provided by the seller(s) and is deemed to be accurate without guarantee. It is the responsibility of the buyer to verify all information contained herein. The agent(s) and real estate companies are not responsible for any errors or omissions.